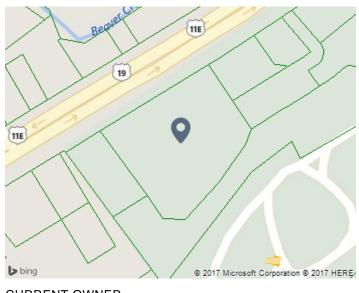


Tuesday, November 14, 2017

| LOCATION | |
|----------------------|--------------------------------|
| Property Address | Volunteer Pkwy 1241-1245 TN |
| Subdivision | Barker Bros Va Corp Replat |
| County | Sullivan County, TN |
| PROPERTY SUMMARY | |
| Property Type | Commercial |
| Land Use | Commercial |
| Improvement Type | Office |
| Square Feet | 32020 |
| GENERAL PARCEL INF | ORMATION |
| Parcel ID/Tax ID | 037F A 027.00 |
| Special Int | 000 |
| Alternate Parcel ID | |
| Land Map | 037F |
| District/Ward | 17 |
| 2010 Census Trct/Blk | 426/3 |



CURRENT OWNER

| Name | Barker Bros Corp % A F Barker III |
|-----------------|---|
| Mailing Address | 508 Glenway Ave Bristol, VA 24201-3516 |

SALES HISTORY THROUGH 10/24/2017

2016

| Date | Amount | Buyer/Owners | Buyer/Owners 2 | Instrument | No. Parcels | Book/Page Or Document# |
|------------|--------|-------------------------------------|----------------|------------|-------------|------------------------------|
| 9/28/2001 | | Barker Bro Corp % A F Barker III | | | 5 | 497/610 |
| 12/23/1975 | | Barker Bro Va Corp % A F Barker III | | | 4 | 157/684 |

TAX ASSESSMENT

Assessor Roll Year

| Appraisal | Amount | Assessment | Amount | Jurisdiction | Rate |
|------------------------|-------------|----------------------|-------------|--------------|--------|
| Appraisal Year | 2016 | Assessment Year | 2016 | Bristol | 2.25 |
| Appraised Land | \$1,176,900 | Assessed Land | | Sullivan | 2.5754 |
| Appraised Improvements | \$1,331,600 | Assessed Improvement | nts | | |
| Total Tax Appraisal | \$2,508,500 | Total Assessment | \$1,003,400 | | |
| | | Exempt Amount | | | |
| | | Exempt Reason | | | |

TAXES

| Tax Year | City Taxes | County Taxes | Total Taxes |
|----------|-------------|--------------|-------------|
| 2016 | \$22,576.50 | \$25,841.56 | \$48,418.06 |
| 2014 | \$22,576.50 | \$23,132.38 | \$45,708.88 |
| 2013 | \$22,576.50 | \$23,132.38 | \$45,708.88 |

MORTGAGE HISTORY

No mortgages were found for this parcel.

| PROPERTY CI | HARACTERISTICS: | BUILDING | | |
|-------------------|---------------------|----------------|-----------------------------|----------------------|
| Building # 1 | | | | |
| Туре | Office | Condition | Average | Units 2 |
| Year Built | 1978 | Effective Year | 1982 | Stories 1 |
| BRs | | Baths | F H | Rooms |
| Total Sq. Ft. | 4,144 | | | |
| Building Square | Feet (Living Space) | | Building Square F | eet (Other) |
| Office 4144 | | | Open Porch Finishe | 88 1 |
| | | | Open Porch Finishe | 88 1 |
| | | | Open Porch Finishe | 88 1 |
| CONSTRUCTIO | ON | | | |
| Quality | Average - | | Roof Framing | Bar Joist/Rigid Fram |
| Shape | Rectangul | ar Design | Roof Cover Deck | Built-Up Composition |
| Partitions | | | Cabinet Millwork | Below Average |
| Common Wall | | | Floor Finish | Carpet |
| oundation | Spread Fo | oting | Interior Finish | Drywall |
| loor System | Slab On G | rade | Air Conditioning | Cooling Package |
| xterior Wall | Conc Bloc | k/Stucco | Heat Type | Heat Pakage |
| Structural Framir | ng Masonry F | Pil/Stl | Bathroom Tile | |
| Fireplace | | | Plumbing Fixtures | 10 |
| OTHER | | | | |
| Occupancy | Occupied | | Building Data Source | Tenant |
| ROPERTY C | HARACTERISTICS: | BUILDING | | |
| Building # 2 | | | | |
| уре | Office | Condition | Average | Units 2 |
| ear Built | 1975 | Effective Year | 1994 | Stories 1 |
| Rs | | Baths | FΗ | Rooms |
| otal Sq. Ft. | 3,640 | | | |
| uilding Square | Feet (Living Space) | | Building Square F | eet (Other) |
| Office 3640 | | | Open Porch Finishe | d 77 |
| | | | Open Porch Finishe | d 77 |
| CONSTRUCTIO | N | | | |
| Quality | Average - | | Roof Framing | Bar Joist/Rigid Fram |
| Shape | Rectangul | ar Design | Roof Cover Deck | Built-Up Composition |
| Partitions | | | Cabinet Millwork | Average |
| Common Wall | | | Floor Finish | Carpet Combination |
| oundation | Spread Fo | oting | Interior Finish | Drywall |
| loor System | Slab On G | rade | Air Conditioning | Cooling Package |
| Exterior Wall | Conc Bloc | k/Stucco | Heat Type | Heat Pakage |
| Structural Framir | ng Masonry F | Pil/Stl | Bathroom Tile | |
| Fireplace | | | Plumbing Fixtures | 11 |
| - OTHER | | | | |
| Occupancy | Occupied | | Building Data Source | Tenant |

| | CHARACTERISTICS: E | BUILDING | | | |
|--|--|-------------------------|---|--|---|
| Building # 3 | 0.00 | | | | |
| Туре | Office | Condition | Average | Units | 12 |
| Year Built | 1976 | Effective Year | 1980 | Stories | 1 |
| BRs | | Baths | F H | Rooms | |
| Total Sq. Ft. | 20,092 | | | | |
| | e Feet (Living Space) | | Building Square Fee | et (Other) | |
| Office 20092 | | | | | |
| - CONSTRUCTION | | | | | |
| Quality | Average - | | Roof Framing | | Steel Truss/Purlins |
| Shape | Rectangu | lar Design | Roof Cover Deck | | Corrugated Metal |
| Partitions | | | Cabinet Millwork | | Below Average |
| Common Wall | | | Floor Finish | | Carpet |
| Foundation | Spread Fo | - | Interior Finish | | Drywall |
| Floor System | Slab On G | rade | Air Conditioning | | Cooling Package |
| Exterior Wall | Conc Bloc | | Heat Type | | Heat Pakage |
| Structural Frami | ing Masonry F | Pil/Stl | Bathroom Tile | | |
| Fireplace | | | Plumbing Fixtures | | 53 |
| - OTHER | | | | | |
| Occupancy | Occupied | | Building Data Source | | Tenant |
| PROPERTY C Building # 4 | CHARACTERISTICS: E | BUILDING | | | |
| Туре | Office | Condition | Average | Units | 4 |
| Year Built | 1978 | Effective Year | 1983 | Stories | 1 |
| BRs | | Baths | F H | Rooms | |
| Total Sq. Ft. | 4,144 | | | | |
| Building Square | e Feet (Living Space) | | Building Square Fee | et (Other) | |
| Office 4144 | | | Open Porch Finished | | |
| - CONSTRUCTION | | | Open i diciri illistica | 264 | |
| | ON | | Орент отонт шалеа | 264 | |
| Quality | Average - | | Roof Framing | | Joist/Rigid Frame |
| • | | ar Design | · · · · · · · · · · · · · · · · · · · | Bar | Joist/Rigid Frame t-Up Composition |
| Shape | Average - | ar Design | Roof Framing | Bar Buil | - |
| Shape Partitions | Average - | ar Design | Roof Framing Roof Cover Deck | Bar Buil Beld | t-Up Composition |
| Shape Partitions Common Wall | Average - | | Roof Framing Roof Cover Deck Cabinet Millwork | Bar Buil Beld | t-Up Composition ow Average pet Combination |
| Shape Partitions Common Wall Foundation | Average - Rectangula | oting | Roof Framing Roof Cover Deck Cabinet Millwork Floor Finish | Bar Buil Bek Car Dry | t-Up Composition ow Average pet Combination |
| Shape Partitions Common Wall Foundation Floor System | Average - Rectangula Spread Foo | oting ade | Roof Framing Roof Cover Deck Cabinet Millwork Floor Finish Interior Finish | Bar Buil Bek Car Dry Coo | t-Up Composition ow Average pet Combination wall |
| Shape Partitions Common Wall Foundation Floor System Exterior Wall | Average - Rectangula Spread Foo Slab On Gr | oting ade /Stucco | Roof Framing Roof Cover Deck Cabinet Millwork Floor Finish Interior Finish Air Conditioning | Bar Buil Bek Car Dry Coo | t-Up Composition ow Average pet Combination wall oling Package |
| Shape Partitions Common Wall Foundation Floor System Exterior Wall Structural Frami | Average - Rectangula Spread Foo Slab On Gr | oting ade /Stucco | Roof Framing Roof Cover Deck Cabinet Millwork Floor Finish Interior Finish Air Conditioning Heat Type | Bar Buil Bek Car Dry Coo | t-Up Composition ow Average pet Combination wall oling Package |
| Shape Partitions Common Wall Foundation Floor System Exterior Wall Structural Frami | Average - Rectangula Spread Foo Slab On Gr | oting ade /Stucco | Roof Framing Roof Cover Deck Cabinet Millwork Floor Finish Interior Finish Air Conditioning Heat Type Bathroom Tile | Bar Buil Beld Car Dry Cod Hea | t-Up Composition ow Average pet Combination wall oling Package |
| Shape Partitions Common Wall Foundation Floor System Exterior Wall Structural Frami Fireplace - OTHER | Average - Rectangula Spread Foo Slab On Gr | oting ade /Stucco | Roof Framing Roof Cover Deck Cabinet Millwork Floor Finish Interior Finish Air Conditioning Heat Type Bathroom Tile | Bar Buil Beld Car Dry Cod Hea | t-Up Composition ow Average pet Combination wall bling Package at Pakage |
| Shape Partitions Common Wall Foundation Floor System Exterior Wall Structural Frami Fireplace - OTHER Occupancy | Average - Rectangula Spread Foo Slab On Gr. Conc Block Masonry Pi Occupied | oting ade /Stucco | Roof Framing Roof Cover Deck Cabinet Millwork Floor Finish Interior Finish Air Conditioning Heat Type Bathroom Tile Plumbing Fixtures | Bar Buil Beld Car Dry Coo Hea | t-Up Composition ow Average pet Combination wall bling Package at Pakage |
| Quality Shape Partitions Common Wall Foundation Floor System Exterior Wall Structural Frami Fireplace - OTHER Occupancy PROPERTY C Feature | Average - Rectangula Spread Foo Slab On Gr Conc Block ing Masonry Pi Occupied CHARACTERISTICS: E | oting ade /Stucco | Roof Framing Roof Cover Deck Cabinet Millwork Floor Finish Interior Finish Air Conditioning Heat Type Bathroom Tile Plumbing Fixtures | Bar Buil Bek Car Dry Coo Hea 10 | t-Up Composition ow Average pet Combination wall bling Package at Pakage |

Property Report for VOLUNTEER PKWY 1241-1245, cont.

| Asphalt Paving 2930 1988 Asphalt Paving 27800 1988 Asphalt Paving 2930 1988 PROPERTY CHARACTERISTICS: LOT 1988 | AVERAGE AVERAGE AVERAGE |
|--|-------------------------------|
| Asphalt Paving 2930 1988 | |
| | AVERAGE |
| PROPERTY CHARACTERISTICS: LOT | |
| TROI ERTT GHARAGTERIGTIGG. EGT | |
| Land Use Commercial Lot Dimensions | 475 X 403.78 IRR |
| Block/Lot /4 Lot Square Feet | 182,516 |
| Latitude/Longitude 36.564361°/-82.203746° Acreage | 4.19 |
| PROPERTY CHARACTERISTICS: UTILITIES/AREA | |
| Gas Source Public - Natural Gas Road Type | Paved |
| Electric Source Public Topography | High |
| Water Source Public District Trend | Improving |
| Sewer Source Public Special School District 1 | |
| Zoning Code Special School District 2 | |
| Owner Type | |
| LEGAL DESCRIPTION | |
| Subdivision Barker Bros Va Corp Replat Plat Book/Page | 9/79 |
| Block/Lot /4 District/Ward | 17 |
| Description | |
| FLOOD ZONE INFORMATION | |

| Zone Code | Flood Risk | BFE | Description | FIRM Panel ID | FIRM Panel Eff. Date |
|-----------|------------|-----|--|---------------|-------------------------|
| Χ | Minimal | | Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. | 47163C0104D | 09/29/2006 |